



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 14, 2005

III. 1.

ITEM NUMBER:

SUBJECT: TENTATIVE TRACT MAP T-16820
654 WEST 18TH STREET

DATE: MARCH 3, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

Applicant proposes a one-lot, airspace subdivision to facilitate the 6-unit common interest development (condominiums) that was approved on February 22, 2005, under Planning Application PA-04-41.

APPLICANT

Johnny Lu, of Loft 18 LLC, is the property owner and applicant for this project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Ass. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 654 W. 18th Street Application: T-16820

Request: One-lot, airspace subdivision to facilitate a previously approved common interest development (condominiums).

Zone: R2-HD North: R3 (Residences)

General Plan: High Density Residential South: R2-MD (Residences)

Lot Dimensions: 60 ft. x 300 ft. East: R2-MD (Residences)

Lot Area: 18,000 sq.ft. West: R3 (Residences)

Existing Development: Three detached apartment units.

DEVELOPMENT STANDARD COMPARISON

Development Standard Code Requirement Proposed/Provided

Lot size –		
Lot width	100 ft.	60 ft.*
Lot area	12,000 sq.ft.	18,000 sq.ft.

CEQA Status Exempt, Class 15

Final Action Planning Commission

* Existing nonconforming.

BACKGROUND/ANALYSIS

On January 24, 2005, Planning Commission approved Planning Application PA-04-41 for the construction of a 6-unit, 2-story, common interest development (condominiums). An adjacent property owner appealed the decision due to concerns regarding noise impacts and proximity of the parallel parking spaces to her property and structures. The City Council reviewed the request and upheld Planning Commission's approval of PA-04-41 on February 22, 2005. The applicant is processing the map that will facilitate this project.

The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another. The tentative tract map is consistent with the approved development and the Subdivision Map Act.

The staff report and plans for the previously approved common interest development are attached for reference.

ALTERNATIVES

If the tentative tract map is denied, the individual units could not be sold independent of one another, and the units could only be rented.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the tract map will facilitate an ownership housing project as approved under Planning Application PA-04-41.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Tentative Tract Map No. 16820
 Staff Report PA-04-41
 Plans

cc: Deputy City Manager - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Johnny Lu
 1 South Fair Oaks Ave., #207
 Pasadena, CA 91105

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PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 24, 2005

11.11
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-41
654 WEST 18TH STREET

DATE: JANUARY 14, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant is requesting approval of a design review to construct a 6-unit, 2-story common interest development (condominiums) with a minor modification to allow a 1 ft. encroachment into the left (west) side setback for one of the garages and reduction of driveway width.

APPLICANT

Johnny Lu, of Loft 18 LLC, is the property owner and applicant for this project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 654 W. 18th Street Application: PA-04-41

Request: Design review to construct a 6-unit, 2-story common interest development (condominiums) with minor modifications to allow a reduction of driveway width and side setback for a garage.

SUBJECT PROPERTY:

Zone: R2-HD
 General Plan: High Density Residential
 Lot Dimensions: 60 ft. x 300 ft.
 Lot Area: 18,000 sq. ft.
 Existing Development: Three detached apartment units.

SURROUNDING PROPERTY:

North: R3 (Residences)
 South: R2-MD (Residences)
 East: R2-MD (Residences)
 West: R3 (Residences)

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 ft.	60 ft.*
Lot Area	12,000 sq. ft.	18,000 sq. ft.
Density:		
Zone/General Plan	1 du/3,000 sq. ft.	1 du/3,000 sq. ft.
Building Coverage:		
Buildings	N/A	29%(5,230 sq.ft.)
Paving	N/A	31%(5,505 sq.ft.)
Open Space	40% (7,200 sq. ft.)	40%(7,265 sq.ft.)
TOTAL	100%	100%
Private Open Space:	10ft. x 10ft. minimum	12 ft. x 22 ft. minimum
Building Height(flat roof)**:		
Ratio of 2 nd floor to first floor**	80%	Bldg. A - 103% (2,626 sq.ft.2 nd /2,531 sq.ft.1 st) Bldg. B - 104% (2,771 sq.ft. 2 nd /2,699sq.ft.1 st)
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right)	5 ft./5 ft.	4 ft.***/7 ft.
2 nd Floor Side**	10 ft. average	minimum 10.7 ft. average
Rear (1 st story/2 nd story)	10 ft./20 ft.	20 ft./20ft.
Separation between units	10 ft.	34 ft.
Parking:		
Covered	6	10
Open	6	2
Guest	3	3
TOTAL	15 Spaces	15 spaces
Driveway Width:	16 ft.	12 ft. – 15 ft.***
Driveway parkway:	10 ft. combined/ 3 ft. min. dimension	10 ft. combined/ 3 ft. min. dimension

CEQA Status Exempt, Class 3

Final Action Planning Commission

* Existing nonconforming.

** Residential Design Guidelines. See report for discussions on proposed design.

*** Minor Modification requested.

BACKGROUND/PROJECT DESCRIPTION

The subject site is developed with 3 detached apartment units. The applicant proposes to demolish the apartment units and construct a 6-unit, 2-story, common interest development (condominiums). Proposed are two buildings containing three, 1-bedroom units each.

Minor modifications are also requested for a 1 ft. encroachment (5 ft. required; 4 ft. proposed) into the left (west) side setback and for reduced driveway width (16 ft. required for common driveways serving 2 or more units; 12 ft. to 15 ft. proposed).

ANALYSIS

Residential developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

With the exception of the existing, nonconforming lot width, the proposed development meets or exceeds all residential development standards and the intent of the design guidelines. The second floor is more than 100% of the first floor area (103% for building A and 104% for building B; 80% is recommended in the City's design guidelines). However, the buildings incorporate variation in depth of floor plans, multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The buildings also provide minimum 10 ft. average side setbacks for the second floors so as to provide visual relief on both sides. The design guidelines also recommend a maximum building height of 22 ft. for flat roofs. The proposed height is 23 ft. for a ½:12-pitch roof, which is nearly flat. It is staff's opinion that the proposal meets the intent of the residential design guidelines because the structures provide architectural interest and visual relief on both sides as discussed above.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are many 2-story structures in the area so the proposed construction would not appear out of scale or obtrusive from the street. Privacy impacts on adjoining residences are minimized because the second-story windows will not have direct views into the windows of existing, adjoining residences. All the second-floor windows on the west elevation are "non-viewing" windows (clerestory or bathroom windows) and an approximately 30 ft. separation is provided between majority of the second floor area and existing buildings on the property to the east. The master bedroom window on the east elevation of unit 6 is located 7 ft. from the side property line but does not line up with any buildings on the adjacent lot. The property to the rear contains a single-story building (Mesa Verde Convalescent Hospital). The proposed plan also complies with the residential

design guidelines in that it preserves majority of the existing, mature trees on the lot.

Per Costa Mesa Municipal Code (CMMC) Sec. 13-93 (1), driveways providing access to 2 or more dwelling units must be at least 16 ft. wide. The Code allows a minor modification for a decrease in minimum driveway width to not less than 10 ft. (Sec. 13-28(j)(1)) if the improvement will not be materially detrimental to the health, safety and general welfare of persons residing on or near the property and if the improvement enhances the overall design of the project. The applicant proposes a 12 ft. – 15 ft. wide driveway. Staff has no objections to a minor modification to allow a 1 ft. to 4 ft. reduction of the driveway width because it allows landscaping on both sides of the driveway that will enhance the development. The reduced driveway width will still provide adequate on-site circulation for all 6 units.

A minor modification is also necessary for a 1 ft. encroachment into the left (west) side setback for the unit 3 garage to provide the required minimum 35 ft. deep turnaround area. The lot's nonconforming width of 60 ft., coupled with the required garage depth of 21 ft. (measured from building exterior), does not allow for the turnaround as well as the required 5 ft. setback for the garage. It is staff's opinion that the 1 ft. encroachment will not negatively impact the adjacent property because it is only on the first floor (garage) it is for only 10 ft. of the 300 ft. deep lot and it does not line up with buildings on the adjacent lot.

ALTERNATIVES

1. If the design review and minor modification are approved, it would allow the construction of the project as proposed.
2. If the application is not approved, the property could not be built as proposed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the proposed project will allow the replacement of rental units with a development that will provide desired home ownership opportunities in the City's west side. The proposed development meets all applicable residential development standards and the intent of the design guidelines. It is staff's opinion that the proposed development will provide an overall upgrade of the property.

Attachments:

Draft Planning Commission Resolution

Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Applicant's Project Description and Justification
Zoning/Location Map
Plans

cc: Deputy City Mgr.-Dev. Svcs. Director
Acting City Attorney
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Johnny Lu
1 South Fair Oaks Ave., #207
Pasadena, CA 91105

File: 011005PA0441	Date: 122204	Time: 200p.m.
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RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING TENTATIVE TRACT
MAP T-16820**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu/Loft 18 LLC, with respect to the real property located at 654 West 18th Street, requesting approval of a one-lot, airspace subdivision to facilitate a previously approved 6-unit common interest development in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 14, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Tentative Tract Map T-16820 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Tentative Tract Map T-16820 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 14th day of March, 2005.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 14, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. Approval of the subdivision will allow additional home ownership opportunities. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- C. The subject property is physically suitable to accommodate T-16820 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- E. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- F. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- G. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- H. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval for Planning Application PA-04-41 shall apply.

CITY OF COSTA MESA PLANNING APPLICATION
PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address:

654 W. 18th St.

2. Fully describe your request:

6 Townhouse Subdivision.

3. Justification:

- A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

4. This project is: (check where appropriate)

- ☐ In a flood zone. ☐ In the Redevelopment Area.
- ☐ Subject to future street widening. ☐ In a Specific Plan Area.
- ☐ Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:

- ☒ Is not included in the publication indicated above.
- ☐ Is included in the publication indicated above.

Signature

Date

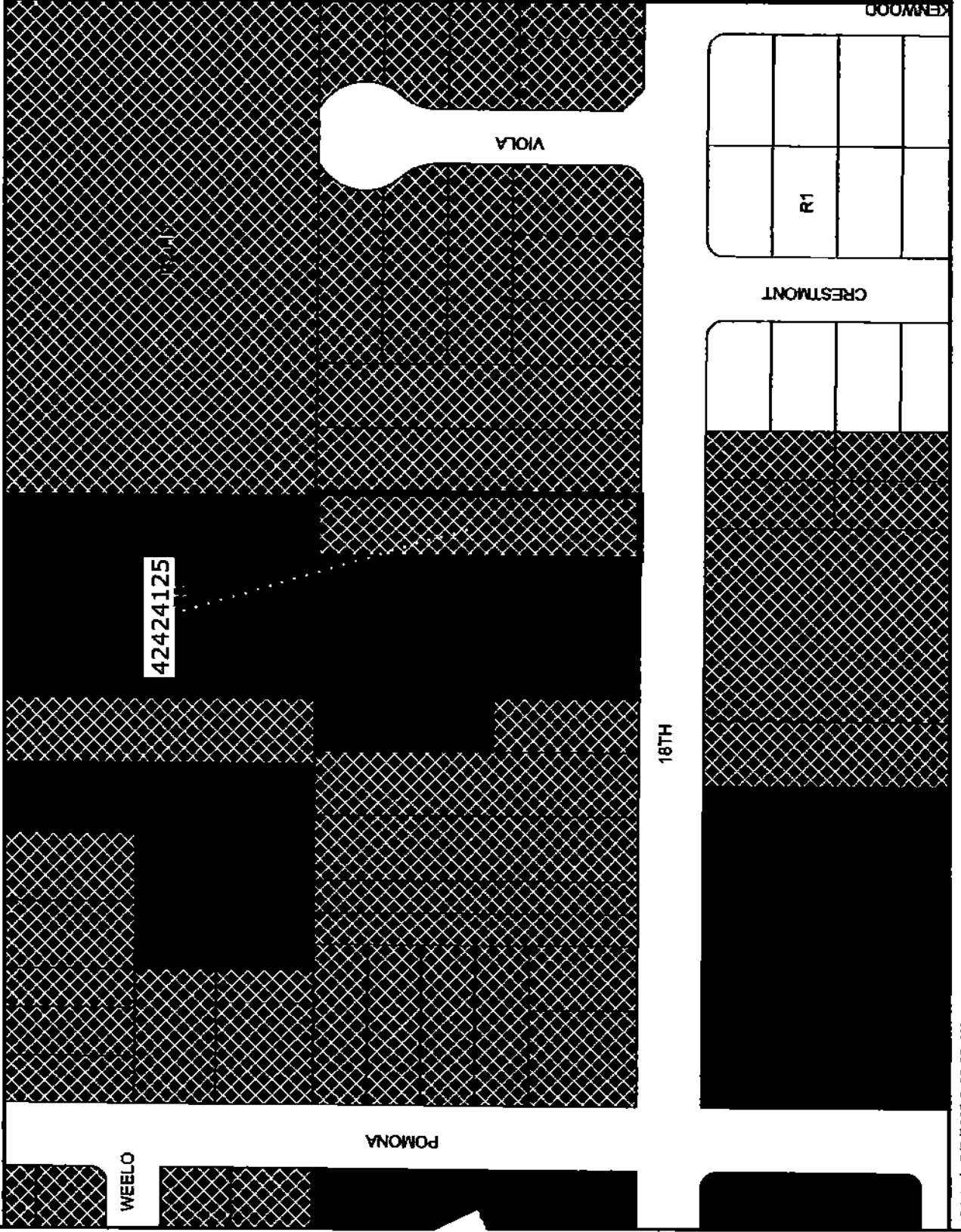
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654 West 18th Street

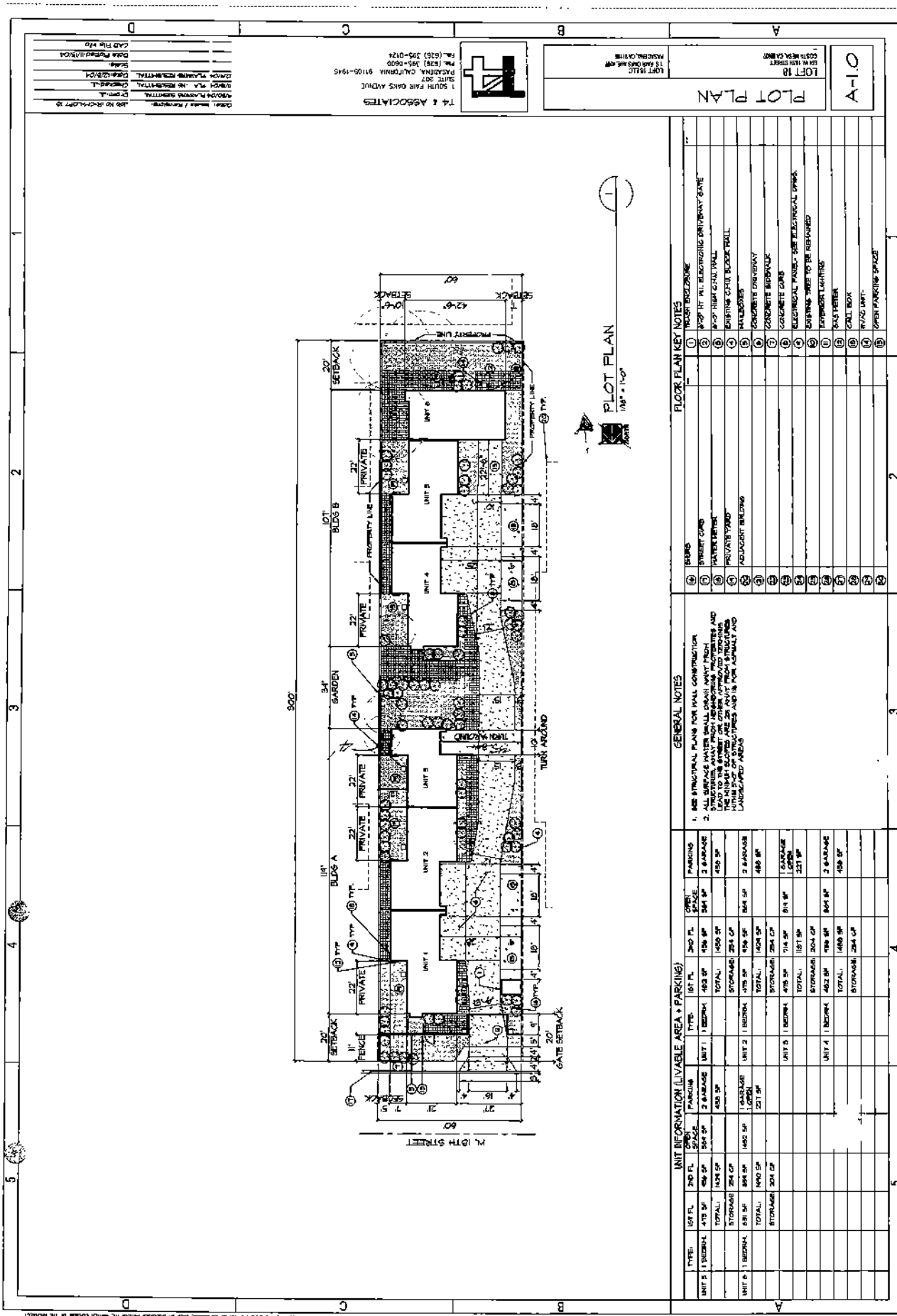
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- PDR-LD
- PDR-MD
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- Parcels



654 N. 18TH STREET
COSTA MESA, CA 92627

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 08-01-2010 BY 60322 UCBAW/STP



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UNIT INFORMATION (LIVABLE AREA + PARKING)				PARKING			
TYPE	UNIT #	2ND FL. GARAGE	1ST FL. GARAGE	TYPE	UNIT #	2ND FL. GARAGE	1ST FL. GARAGE
UNIT 1	1	475 SF	475 SF	2 GARAGE	1	475 SF	475 SF
UNIT 2	2	475 SF	475 SF	2 GARAGE	2	475 SF	475 SF
UNIT 3	3	475 SF	475 SF	2 GARAGE	3	475 SF	475 SF
UNIT 4	4	475 SF	475 SF	2 GARAGE	4	475 SF	475 SF
UNIT 5	5	475 SF	475 SF	2 GARAGE	5	475 SF	475 SF
UNIT 6	6	475 SF	475 SF	2 GARAGE	6	475 SF	475 SF
TOTAL		2850 SF	2850 SF	TOTAL		2850 SF	2850 SF

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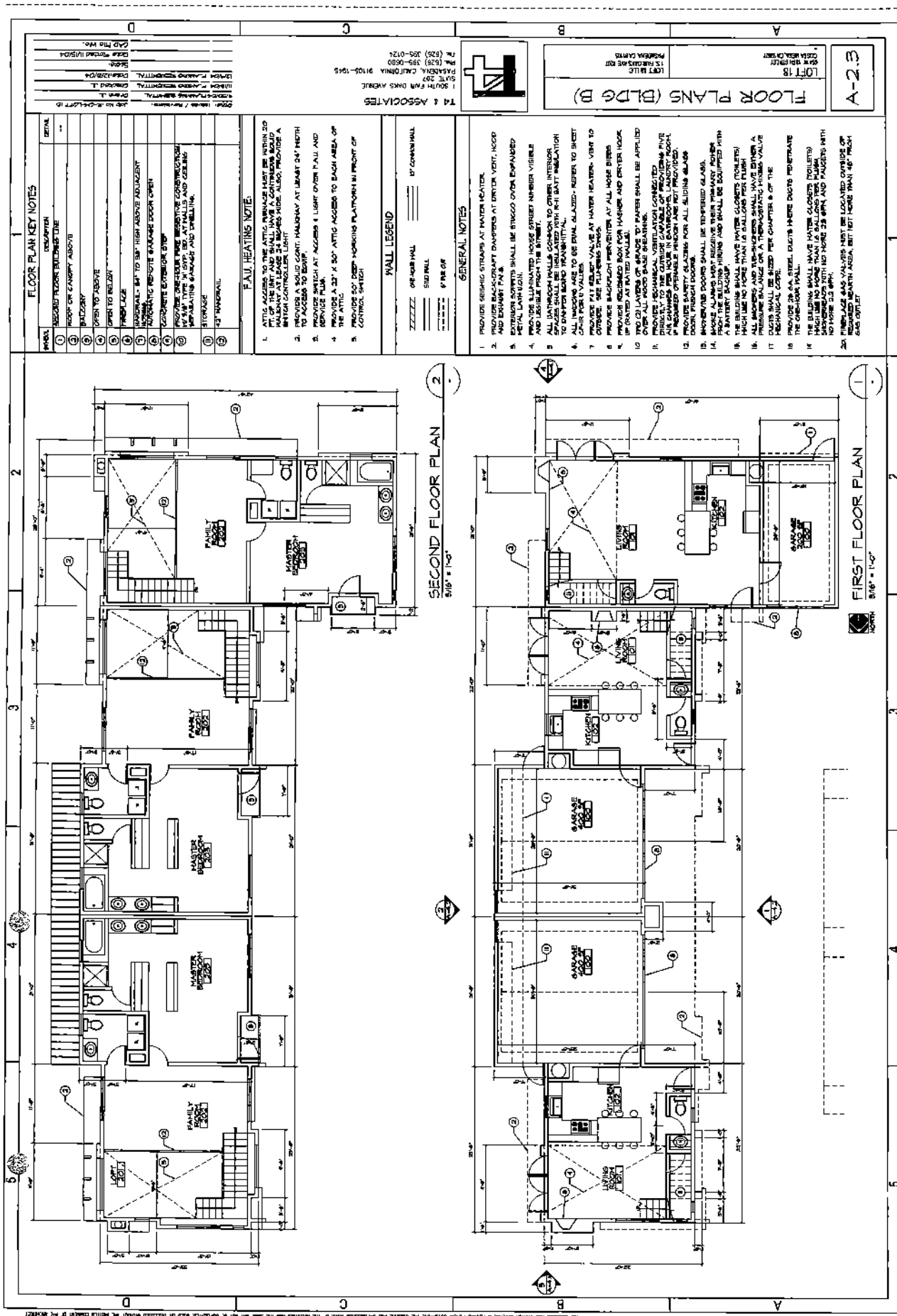
GENERAL NOTES			
1.	SEE STRUCTURAL PLANS FOR WALL CONSTRUCTION		
2.	ALL SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURES AND SHALL NOT BE COLLECTED OR STORED ON THE LOT. THE INITIAL ELEVATION SHALL BE 20' AWAY FROM STRUCTURES WITHIN 5' OF STRUCTURES AND IS FOR ASPHALT AND UNPAVED AREAS.		

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FLOOR PLAN KEY NOTES			
1.	NEAREST BUILDING		
2.	NEAREST DRIVEWAY		
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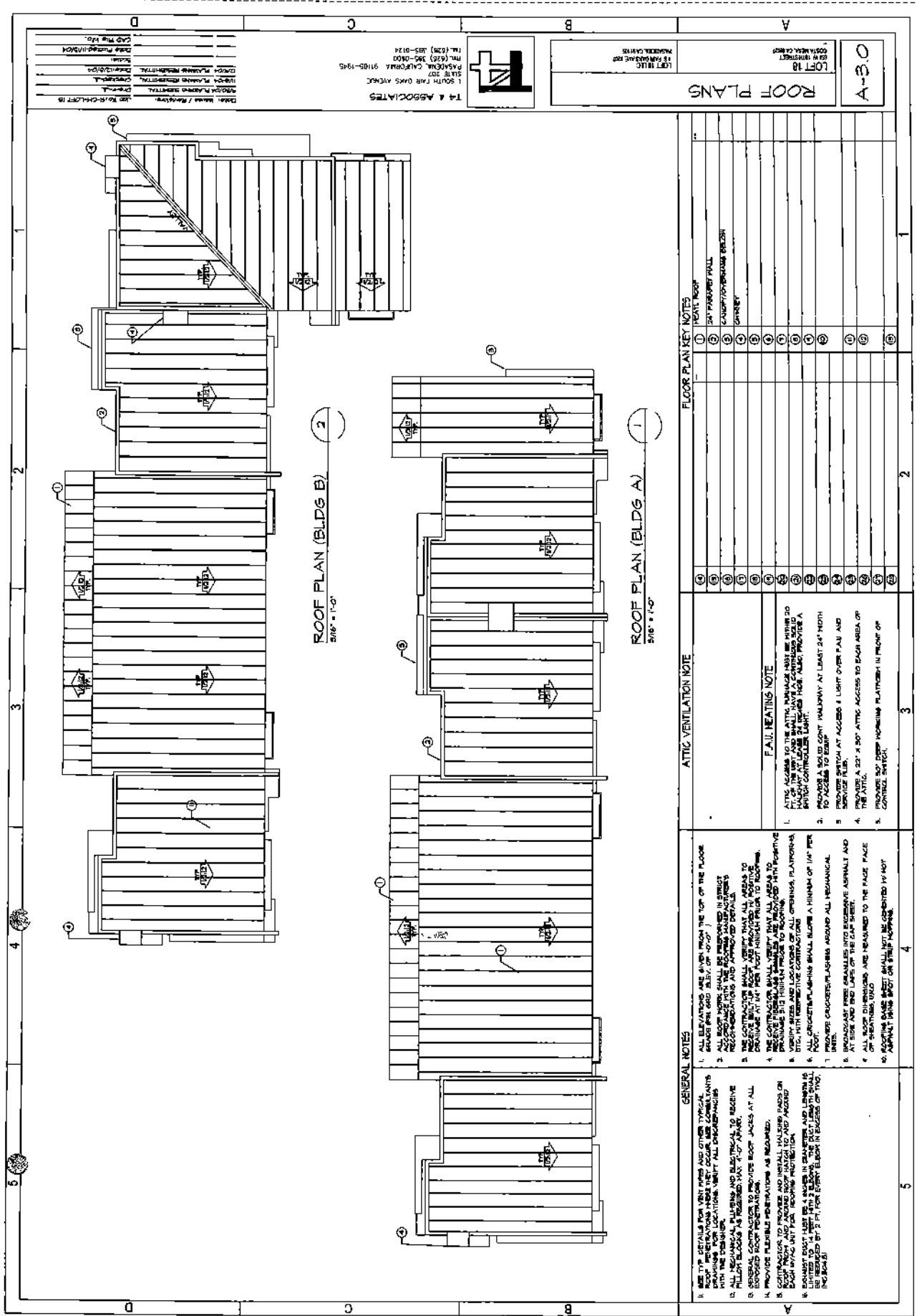
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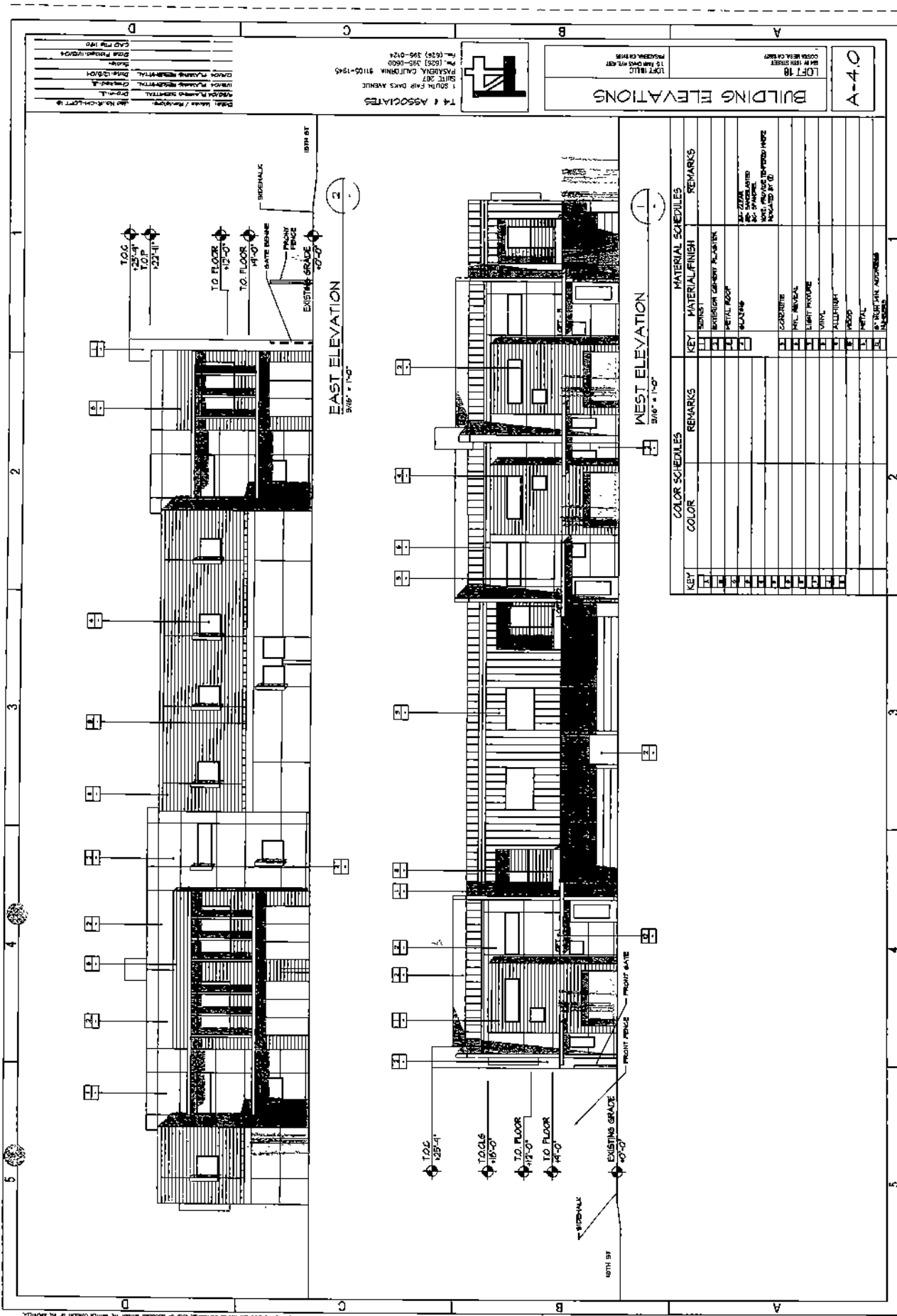
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ALL DIMENSIONS AND MATERIALS SHOWN ARE APPROXIMATE. THE OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN.

